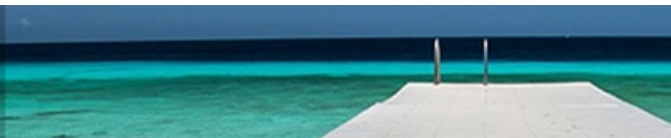


Diane Cirignani
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 Owner/Realtor
 dcirignani@cox.net
 Cell: 949-233-3821



2 Compass Ct



Aliso Viejo • [Map](#)

Active • Condominium

\$559,999

37 days on the market • Listed On 11/28/2018

2 beds, 3 baths • 1,253 sqft • No lot size data • \$446.93/sqft • Built in 2012

Location, Location, Location! Enjoy luxurious Urban Style living within the highly sought-after Vantis Community. 2 bedroom and 2 1/2 bath (Two suites), End unit Townhome style Condo (Nobody living above or Below), Newer construction with NO MELLO ROOS! Tastefully upgraded; Contemporary Kitchen with Granite counter tops, glass back-splash, breakfast bar, stainless steel appliances, wood shutters th... [More](#)

ML# OC18281933

86 Colonial Way



Aliso Viejo • [Map](#)

Pending • Condominium

\$156,000 ↓

9 days on the market • Listed On 12/07/2018

1 beds, 1 baths • 868 sqft • No lot size data • \$179.72/sqft • Built in 2011

Get this amazing home for just \$158,000!!! That is NOT A TYPO! This upgraded single level home is ready for immediate move in! The Club at Vantis features exercise equipment, resort-style pool & much more. Walk or bike to Aliso Viejo Town Center just moments away.... [More](#)

ML# OC18287311

16 Empire Dr



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$579,500 / \$565,000 ↓

87 days on the market • Sold On 09/26/2018

2 beds, 3 baths • 1,600 sqft • No lot size data • \$353.12/sqft • Built in 2012

Impressive 2 bedroom, 2 1/2 bath, end unit townhome, with beautiful tile flooring, plush carpet, ceiling fans, central heating, central A/C, and the highly desirable 2 car side-by-side direct access garage. The spacious second level great room features a contemporary kitchen with large pantry, dining area, family room, half bath, and balcony. Level three is where you will find the two comfortable be... [More](#)

ML# OC18149556

46 Colonial Way



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$599,000 / \$590,000 ↓

79 days on the market • Sold On 12/07/2018

2 beds, 2 baths • 1,325 sqft • No lot size data • \$445.28/sqft • Built in 2010

At least two steps above the ordinary, this beautiful two bedroom home surprises with quality finishes and nuanced design throughout. Must be seen in person to truly appreciate the features of this residence. From the beautifully maintained hardwood floors to the stone countertops the quality and aesthetic is consistent throughout. A thoughtful floor plan includes plenty of storage space throughout. Th... [More](#)

ML# LG18237626

30 Colonial Way



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$595,000 / \$595,000

3 days on the market • Sold On 07/31/2018

2 beds, 2 baths • 1,325 sqft • No lot size data • \$449.06/sqft • Built in 2010

The Hawkins floor plan boasts a private deck off the main living area perfect for drinks and BBQ after a long day at work. Stand on the second level deck of this sophisticated townhome and see what "open living" really means. Great floor plan for entertaining located directly on a beautiful greenbelt with sweeping views of Saddleback Mountain. This home evokes pride of ownership and boasts a myriad of ... [More](#)

ML# OC18131853

23 Beacon WayAliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

\$615,000 / \$595,000 ↓**11 days on the market • Sold On 11/02/2018****2 beds, 2 baths • 1,437 sqft • No lot size data • \$414.06/sqft • Built in 2010**

Townhome style condo (nobody living above or below) with an urban attitude! 2 Bedrooms, 2 Bathrooms + loft area. Newer construction and nicely upgraded! BEAUTIFUL HARDWOOD FLOORS! Large gourmet kitchen with 2 story ceiling, stainless appliances, granite counters, kitchen island, breakfast bar & custom cabinetry. Walk in storage closet in kitchen would make an awesome pantry. Very open floor plan ... [More](#)

ML# OC18235646**43 Beacon Way**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

\$615,000 / \$605,000 ↓**32 days on the market • Sold On 09/27/2018****2 beds, 3 baths • 1,638 sqft • No lot size data • \$369.35/sqft • Built in 2011**

Highly sought after floor plan and one of the few located near the greenbelt park area with guest parking directly in front. This home evokes pride of ownership and boasts a myriad of upgrades, designer finishes and shows like a model. It features a spacious, open floor plan. Upgrades include gourmet kitchen with bull nose granite countertops. Stainless steel appliances. custom hardwood flooring and te... [More](#)

ML# OC18168597**71 Brownstone Way**Aliso Viejo • [Map](#)**Closed • Townhouse**

List / Sold:

\$612,000 / \$610,000 ↓**3 days on the market • Sold On 10/19/2018****2 beds, 2 baths • 1,457 sqft • 1,457 sqft lot • \$418.67/sqft • Built in 2009**

Townhome style condo (nobody living above or below) with an urban attitude! 2 Bedrooms, 2 Bathrooms + loft area. Newer construction and beautifully upgraded! Prestine HARDWOOD FLOORS! Large gourmet kitchen with 2 story SOARING CEILING and private patio off kitchen, stainless appliances, granite counters, kitchen island, breakfast bar & custom cabinetry. Walk in lighted pantry in kitchen, Very open floor... [More](#)

ML# NP18241884**20 Beacon Way**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

\$699,000 / \$699,000**27 days on the market • Sold On 08/31/2018****3 beds, 3 baths • 1,971 sqft • No lot size data • \$354.64/sqft • Built in 2012**

Welcome home to 20 Beacon Way, where you'll experience urban city living in the heart of Aliso Viejo! One of the most sought after open floor plans in Vantis, this upgraded corner unit comes complete with three bedrooms, three bathrooms, and a two car side-by-side garage with added storage racks. Fully appointed with real hardwood floors, built-in media cabinetry, designer lighting and ceiling fans, ... [More](#)

ML# NP18168985**73 Vantis Dr**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

\$848,000 / \$830,000 ↓**0 days on the market • Sold On 08/27/2018****2 beds, 3 baths • 2,362 sqft • No lot size data • \$351.40/sqft • Built in 2008**... [More](#)**ML# OC18172783**

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	10	Maximum:	3/3.00	2,362	1,457	\$848,000	\$830,000	\$449.06
Total on Market:	1	Minimum:	1/1.00	868	1,457	\$156,000	\$565,000	\$179.72
Sold/Exp Ratio:	0.00	Average:	2/2.40	1,524	1,457	\$587,850	\$636,125	\$378.22
		Median:	2/2.50	1,447	1,457	\$605,500	\$600,000	\$391.70

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
2 Compass CT	AV	2012	STD	11/28/2018	2	3	37/37	1,253		\$446.93	\$559,999
				Maximum:	2/	3.00	37	1,253		\$446.93	\$559,999
				Minimum:	2	3.00	37	1,253		\$446.93	\$559,999
				Average:	2	3.00	37	1,253		\$446.93	\$559,999
				Median:	2	3.00	37	1,253		\$446.93	\$559,999

Pending

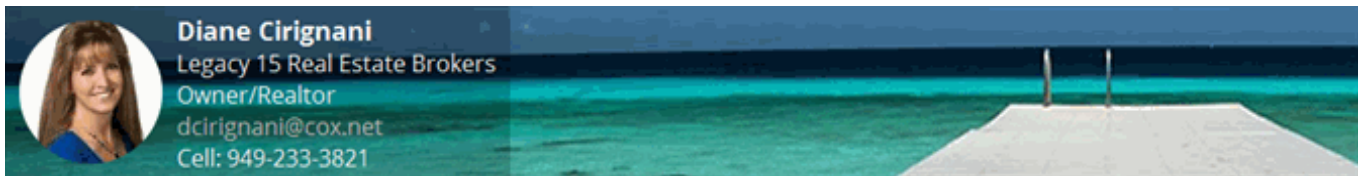
Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
86 Colonial WY	AV	2011	STD	12/21/2018	1	1	9/9	868		\$179.72	\$156,000
				Maximum:	1/	1.00	9	868		\$179.72	\$156,000
				Minimum:	1	1.00	9	868		\$179.72	\$156,000
				Average:	1	1.00	9	868		\$179.72	\$156,000
				Median:	1	1.00	9	868		\$179.72	\$156,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
16 Empire DR	AV	2012	STD	09/26/2018	2	3	87/87	1,600		\$353.13	\$565,000
46 Colonial WY	AV	2010	STD	12/07/2018	2	2	43/79	1,325		\$445.28	\$590,000
30 Colonial WY	AV	2010	STD	07/31/2018	2	2	3/3	1,325		\$449.06	\$595,000
23 Beacon WY	AV	2010	STD	11/02/2018	2	2	11/11	1,437		\$414.06	\$595,000
43 Beacon WY	AV	2011	STD	09/27/2018	2	3	32/32	1,638		\$369.35	\$605,000
71 Brownstone WY	AV	2009	STD	10/19/2018	2	2	3/3	1,457	1,457	\$418.67	\$610,000
20 Beacon WY	AV	2012	STD	08/31/2018	3	3	27/27	1,971		\$354.64	\$699,000
73 Vantis DR	AV	2008	STD	08/27/2018	2	3	0/0	2,362		\$351.40	\$830,000
				Maximum:	3	3.00	87	2,362	1,457	\$449.06	\$830,000
				Minimum:	2	2.00	0	1,325	1,457	\$351.40	\$565,000
				Average:	2	2.50	30	1,639	1,457	\$394.45	\$636,125
				Median:	2	2.50	19	1,529	1,457	\$391.70	\$600,000

Criteria:

Property Type is 'Residential'
 Standard Status is one of 'Active', 'Act Under Contract',
 'Pending'
 Standard Status is 'Closed'
 Contract Status Change Date is 01/04/2019 to 07/08/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Latitudes North (LATN)', 'Latitudes South (LATS)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:17 am

Property Type is 'Residential' Standard Status is one of 'Active', 'Act Under Contract', 'Pending' Standard Status is 'Closed' Contract Status Change Date is 01/04/2019 to 07/08/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Latitudes North (LATN)', 'Latitudes South (LATS)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18281933	2 Compass Court	2	3	1,253	\$446.93	11/28/2018	37	\$559,999

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18149556	16 Empire Drive	2	3	1,600	\$353.12	06/22/2018	09/26/2018	87	\$579,500	\$565,000	97.50
LG18237626	46 Colonial Way	2	2	1,325	\$445.28	09/30/2018	12/07/2018	43	\$599,000	\$590,000	98.50
OC18131853	30 Colonial Way	2	2	1,325	\$449.06	06/15/2018	07/31/2018	3	\$595,000	\$595,000	100.00
OC18235646	23 Beacon Way	2	2	1,437	\$414.06	09/27/2018	11/02/2018	11	\$615,000	\$595,000	96.75
OC18168597	43 Beacon Way	2	3	1,638	\$369.35	07/26/2018	09/27/2018	32	\$615,000	\$605,000	98.37
NP18241884	71 Brownstone Way	2	2	1,457	\$418.67	10/04/2018	10/19/2018	3	\$612,000	\$610,000	99.67
NP18168985	20 Beacon Way	3	3	1,971	\$354.64	07/14/2018	08/31/2018	27	\$699,000	\$699,000	100.00
OC18172783	73 Vantis Drive	2	3	2,362	\$351.40	07/31/2018	08/27/2018	0	\$848,000	\$830,000	97.88

Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18287311	86 Colonial Way	1	1	868	\$179.72	12/07/2018	9	\$156,000

Inventory Analysis	Prior 7-12 Months (01/04/2018-07/04/2018)	Prior 4-6 Months (07/05/2018-10/04/2018)	Current - 3 Months (10/05/2018-01/04/2019)
Total # of Comparable Sales (Settled)	0	5	3
Absorption Rate (Total Sales/Months)	0.00	1.67	1.00
Total # of Comparable Active Listings	1	2	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.20	1.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$605,000	\$595,000
Median Comparable Sales DOM	0	27	11
Median Comparable List Price (Listings Only)	\$579,500	\$607,000	\$358,000
Median Comparable Listings DOM (Listings Only)	87	27	23
Median Sale Price / Median List Price %	0.00%	98.37%	97.22%

*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.